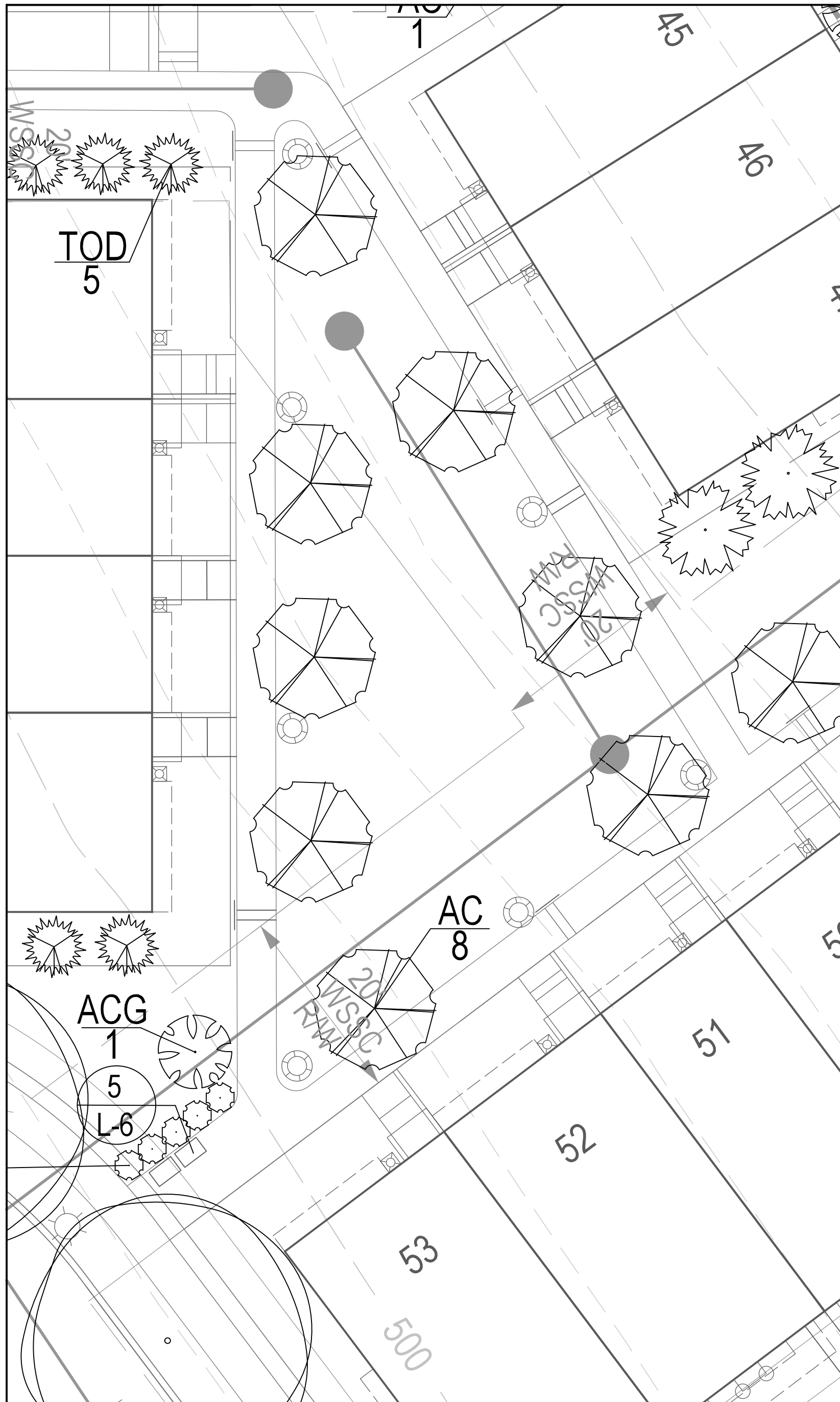
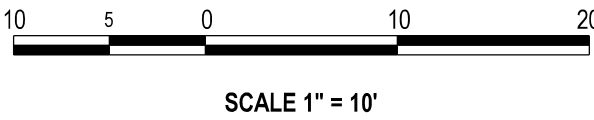
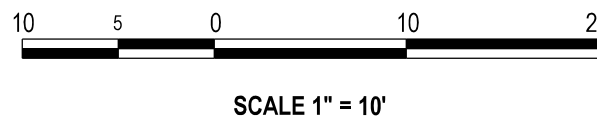


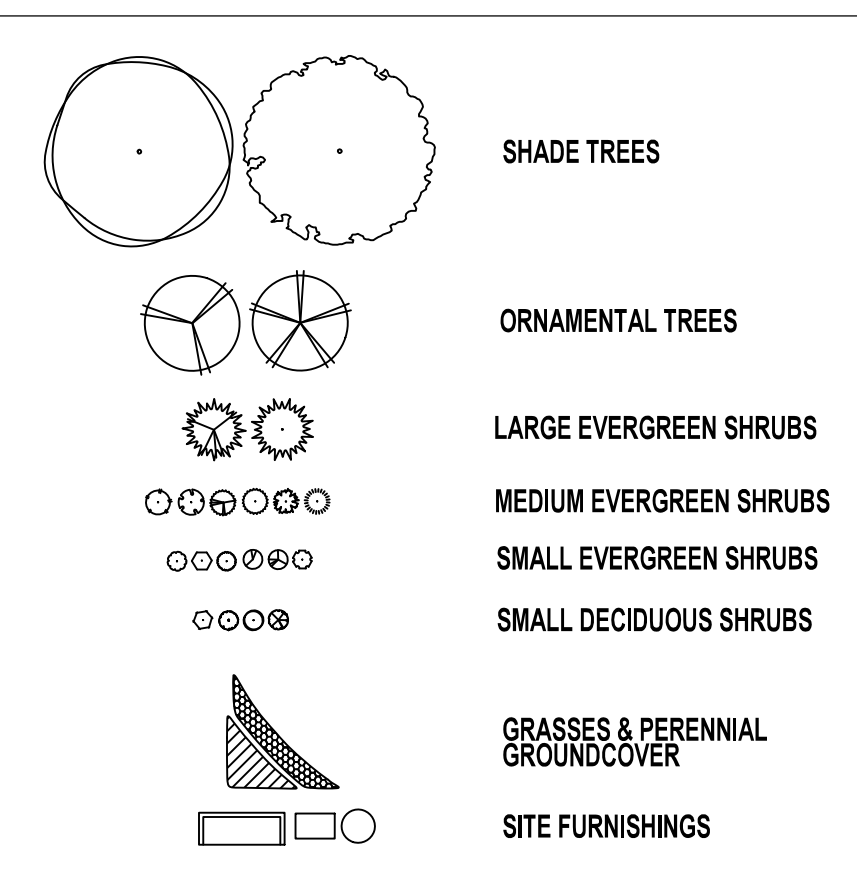
COURTYARD 1



COURTYARD 2



LEGEND



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3	SUBMISSION TO CITY OF ROCKVILLE	PMS	8/15/14
2	SUBMISSION TO CITY OF ROCKVILLE	KDL	5/12/14
1	PAM SUBMISSION TO CITY OF ROCKVILLE	KDL	9/24/13
DATE:	MAY 2014	CAD STANDARDS VERSION:	MICROSTATION V8i
DESIGNED:	SOLTESZ	TECHNICIAN:	AZ
		CHECKED:	KDL

MISS UTILITY NOTE

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OWNER/DEVELOPER/APPLICANT

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C/O THE PENROSE GROUP
8330 BOONE BLVD.
SUITE 460
VIENNA, VA 22182
TIM McDONALD
TMCDONALD@PENROSEGROUP.COM
PHONE: 703-847-5270

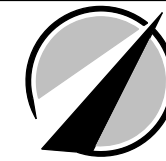
COPYRIGHT: ADG THE MAP PEOPLE PERMITTED USE NUMBER 21001200	
MAP 5164	GRID 3A & 3B
TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

F5 LANDSCAPE ENLARGEMENT

SITE PLAN
KING FARM

FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

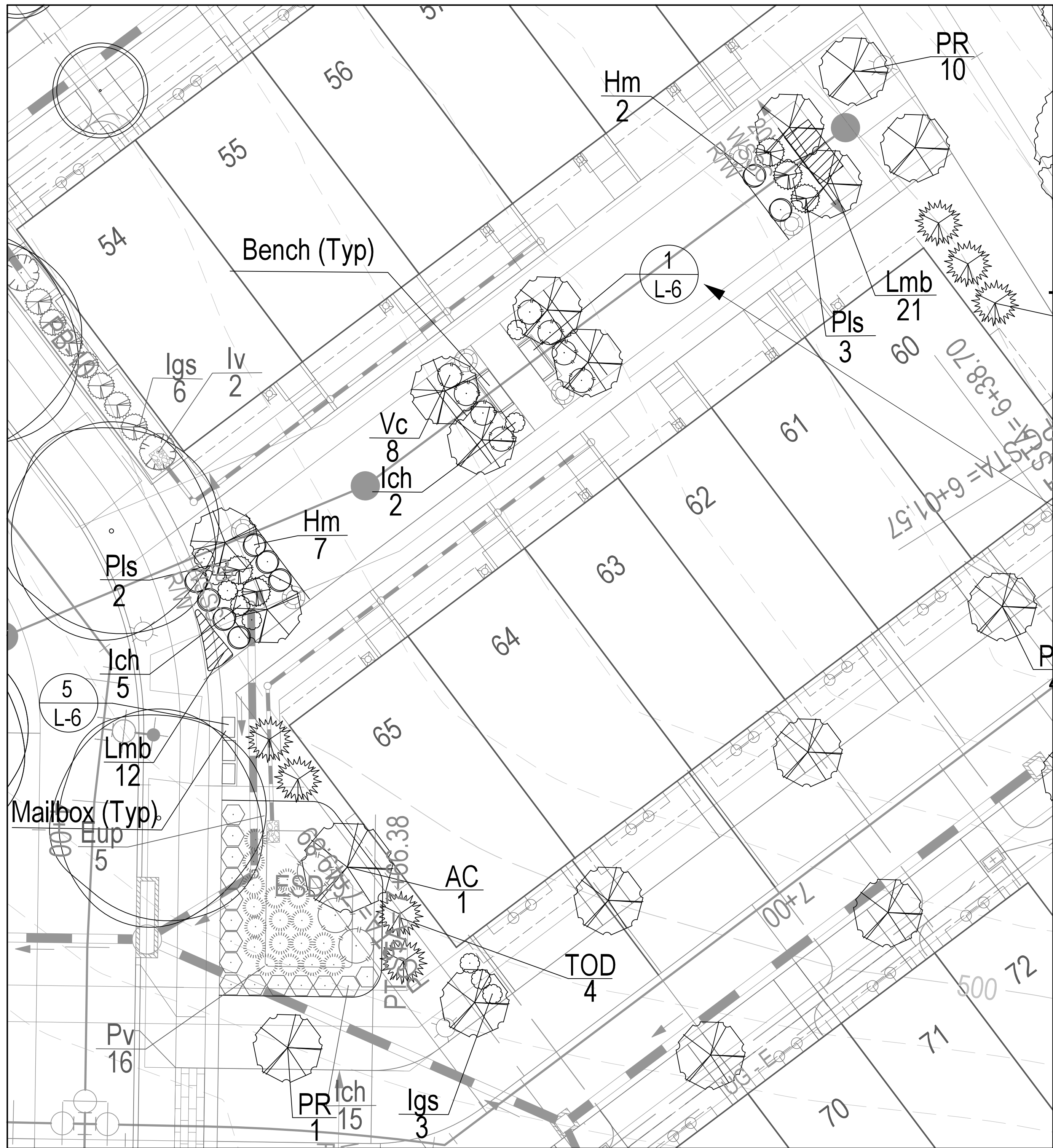
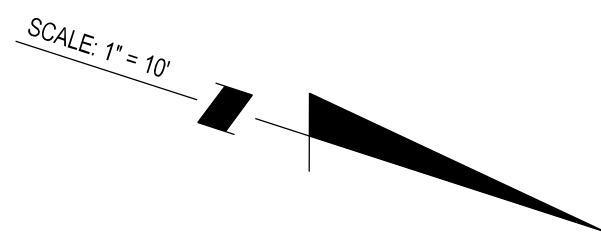
4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND



1" = 10'

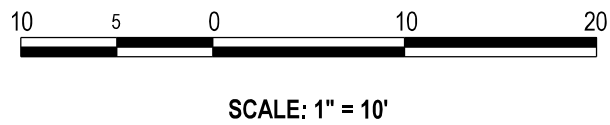
SHEET L-2

PROJECT NO.
0801-00-TH



COURTYARD 3

COURTYARD 3 AND SEATING AREA ENLARGEMENT



LEGEND

	SHADE TREES
	ORNAMENTAL TREES
	LARGE EVERGREEN SHRUBS
	MEDIUM EVERGREEN SHRUBS
	SMALL EVERGREEN SHRUBS
	SMALL DECIDUOUS SHRUBS
	GRASSES & PERENNIAL GROUNDCOVER
	SITE FURNISHINGS



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TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

F5 LANDSCAPE ENLARGEMENT

SITE PLAN
KING FARM
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

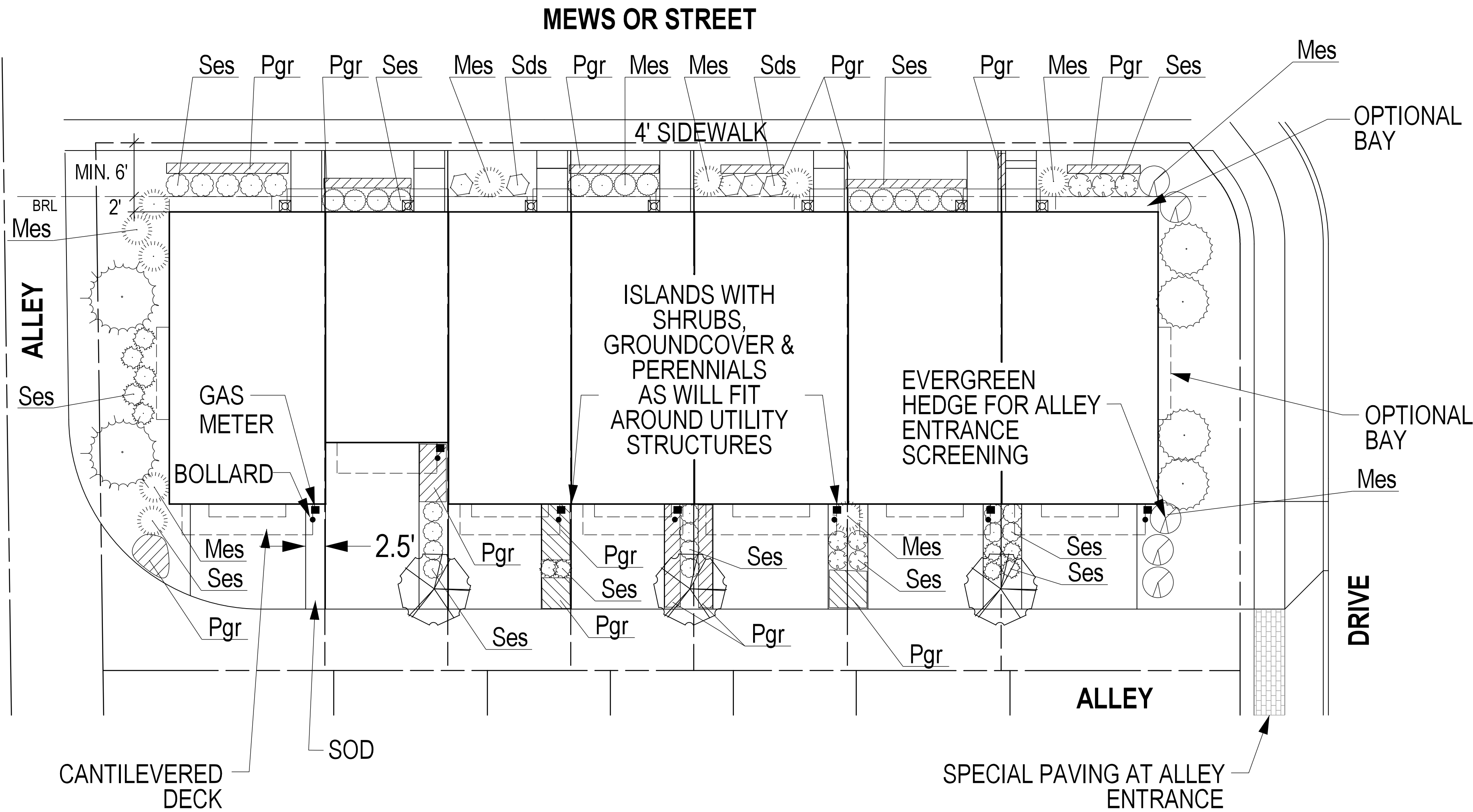


1" = 10'

SHEET L-3

PROJECT NO.
0801-00-TH

Key	Botanical Name	Common Name	Size	Type	Remarks
Medium Evergreen Shrubs					
Mes	Chamaecyparis obtusa 'Gracilis Compacta'	Compact Hinoki False Cypress	3-3 1/2' ht.	B&B	
	Euonymus kiautschowicus 'Manhattan'	Manhattan Euonymus	24-30" ht.	2 Gallon	
	Ilex crenata 'Chesapeake'	Chesapeake Japanese Holly	4-4 1/2' ht.	B&B	Full sun to part shade
	Ilex crenata 'Steeds'	Steeds Japanese Holly	4-4 1/2' ht.	B&B	Full sun to part shade
	Pieris japonica 'Dorothy Wyckoff'	Dorothy Wyckoff Japanese Pieris	3-3 1/2' ht.	B&B	Part shade
	Prunus laurocerasus "Schipkaensis"	Schipka Cherry Laurel	24-30" ht.	2 Gallon	
Small Evergreen Shrubs					
Ses	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	24-30"	B&B / #3 cont	Full sun to part shade
	Ilex crenata 'Hellen'	Hellen Japanese Holly	12-18"	B&B / #3 cont	Full sun to part shade
	Ilex glabra 'Shamrock'	Shamrock Holly	24-30"	B&B / #3 cont	Full sun to part shade
	Nandina domestica 'Compacta'	Compact Nandina	24-30"	B&B / #3 cont	
	Nandina domestica 'Firepower'	Firepower Nandina	24-30"	B&B / #3 cont	
	Taxus x media 'Densifomis'	Densifomis Yew	24-30"	B&B / #3 cont	
Small Deciduous Shrubs					
Sds	Hydrangea macrophylla	Bigleaf Hydrangea		#3 cont	Part to full shade
	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea		#3 cont	
	Viburnum dentatum 'Christom'	Blue Muffin Arrowwood Viburnum	30-36"	B&B / #3 cont	
	Viburnum x burkwoodii	Burkwood Viburnum	30-36"	B&B / #3 cont	
Grass and Perennials					
Pgr	Liriope spicata	Creeping Lily Turf		Flat	Full sun to part shade
	Liriope muscar 'Big Blue'	Big Blue Lily Turf		Flat	Full sun to part shade
	Liriope muscar 'Variegata'	Variegated Lily Turf		Flat	Full sun to part shade
	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass		#1 cont	
	Rosa x noare	Flower Carpet Red Rose		#1 cont	groundcover



LEGEND

SHADE TREES

ORNAMENTAL TREES

LARGE EVERGREEN SHRUBS

MEDIUM EVERGREEN SHRUBS

SMALL EVERGREEN SHRUBS

SMALL DECIDUOUS SHRUBS

GRASSES & PERENNIAL GROUNDCOVER

SITE FURNISHINGS

ADDITIONAL NOTES

- 1) ALTERNATE PLANTING DESIGN FOR ISLANDS WITHOUT TREES.
- 2) FRONT YARDS MAY HAVE ORNAMENTAL TREES IN YARDS GREATER THAN 8' IN DEPTH.
- 3) FOR ACTUAL TREE LOCATIONS PLEASE REFER TO SHEET L-1 OF THE LANDSCAPE & LIGHTING PLAN SET.
- 4) SOME TOWNHOME UNITS MAY NOT HAVE BAYS. FOR THIS CONDITION, SHRUBS, GROUNDCOVER & PERENNIALS SHOULD BE SHIFTED TO MEET FOUNDATION.
- 5) PLANTINGS ON TOWNHOME END UNITS MAY VARY BASED ON SITE LOCATION, PRESENCE OF PROPOSED TREE PLANTING LOCATIONS AND / OR STORMWATER FACILITIES.
- 6) ISLANDS LESS THAN 4 FEET WIDE TO BE PLANTED WITH SOD.
- 7) MINIMUM DISTANCE FROM BAY TO LOT LINE IS 6 FEET.
- 8) DISTANCE FROM BAY TO SIDEWALK VARIES. MINIMUM OF 5 FOOT PLANTING AREA.

TYPICAL FOUNDATION PLANTING PLAN

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2 SUBMISSION TO CITY OF ROCKVILLE KDL 5/12/14

1 PAM SUBMISSION TO CITY OF ROCKVILLE KDL 9/24/13

NO.	REVISIONS	BY	DATE
1	MAY 2014		
DESIGNED:	SOLTESZ	TECHNICIAN:	AZ
CAD STANDARDS VERSION:	MICROSTATION V8i	CHECKED:	KDL

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MAP	5164	GRID	3A & 3B
TAX MAP	GS122	ZONING CATEGORY:	PD-KF
WSSC 200' SHEET	221NW9, 220NW9		
SITE DATUM	HORIZONTAL: NAD 83/91	VERTICAL:	NGVD 29

F5 TYPICAL FOUNDATION PLANTING PLAN

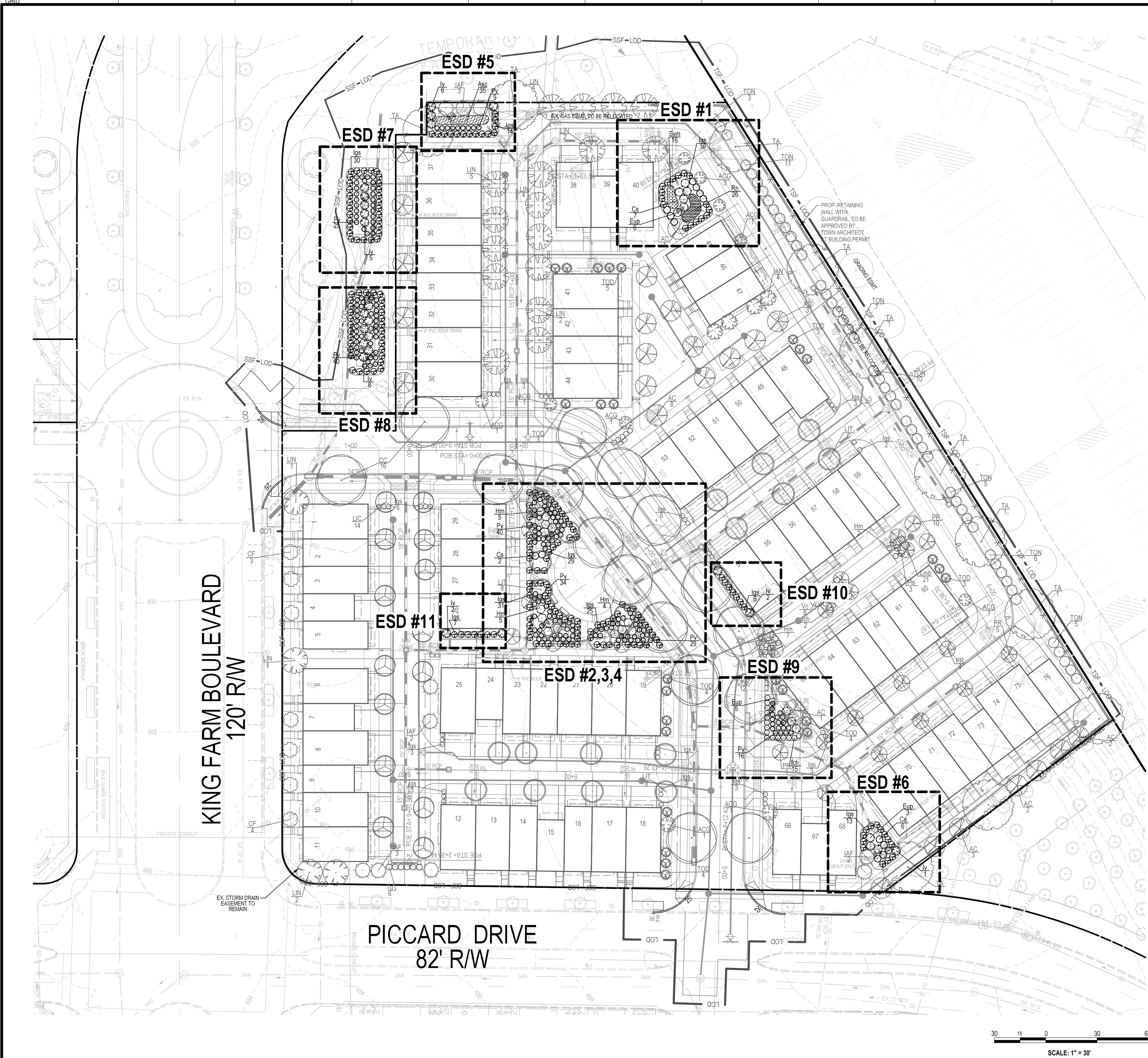
SITE PLAN
KING FARM
FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

1" = 10'

SHEET **L-4**

PROJECT NO.
0801-00-TH



King Farm F5 - ESD #1 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	7	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.
	6	Eup	Eupatorium purpureum	Sweet Joe-Pye Weed	30-36" ht.	#3 Cont.
	16	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
Perennial	26	Rn	Rosa x noae	Flower Carpet Red Rose	3'-6" ht.	#1 cont.
	16	Sym	Symphytichum novae-angliae	New England Aster		#1 cont.

King Farm F5 - ESD #2,3,4 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	2	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.
	90	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	14	Hm	Hibiscus moscheutos	Hardy Perennial Hibiscus	3'-6" ht.	#7 Cont.
Grasses	103	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.

King Farm F5 - ESD #5 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	30	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	5	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.
	35	Asc	Asclepias incarnata	Rose Milkweed		#1 cont.
Grasses	9	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.

King Farm F5 - ESD #6 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	6	Cs	Cornus sericea	Redtwig Dogwood	30-36" ht.	#3 Cont.
	3	Eup	Eupatorium purpureum	Sweet Joe-Pye Weed	30-36" ht.	#3 Cont.
	13	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	1	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.

King Farm F5 - ESD #7 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	30	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	5	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.
	25	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.

King Farm F5 - ESD #8 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	31	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	8	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.
	40	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.

King Farm F5 - ESD #9 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	5	Eup	Eupatorium purpureum	Sweet Joe-Pye Weed	30-36" ht.	#3 Cont.
	15	Ich	Ilex crenata 'Hellen'	Helleri Japanese Holly	12-18"	#3 cont.
	16	Pv	Panicum virgatum 'Northwind'	Northwind Switchgrass	18 -24"	#1 Cont.

King Farm F5 - ESD #10 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	6	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	2	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.

King Farm F5 - ESD #11 - Microbioretention Plant Schedule						
	Qty	Key	Botanical Name	Common Name	Size	Type Remarks
Shrubs	7	Igs	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	30-36" ht.	#3 Cont.
	2	Iv	Ilex verticillata	Winterberry Holly	24-30" ht.	# 3 Cont.

LEGEND

SHADE TREES

ORNAMENTAL TREES

LARGE EVERGREEN SHRUBS

MEDIUM EVERGREEN SHRUBS

SMALL EVERGREEN SHRUBS

SMALL DECIDUOUS SHRUBS

GRASSES & PERENNIAL GROUNDCOVER

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TAX MAP GS122	ZONING CATEGORY: PD-KF
WSSC 200' SHEET 221NW9, 220NW9	
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29	

F5 LANDSCAPE & LIGHTING PLAN
ESD PLANTING AREAS

SITE PLAN
KING FARM

FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND

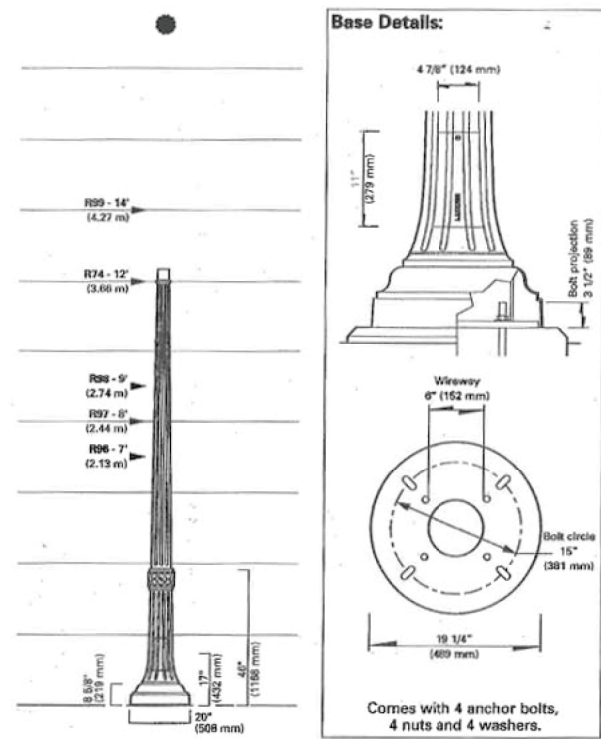
1" = 30'

SHEET L-7

PROJECT NO. 0801-00-TH

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LUMINAIRE TO BE LUMEC LANTERN SERIES L80:
OR APPROVED EQUAL.

POLE AND BASE TO BE LUMEC R74, 12' ALUMINUM
ASSEMBLY W/TAPPORED AND FLUTED POLE:
OR APPROVED EQUAL.

LUMEC
640 CURE-BOVIN
BOSSBRAND, QUEBEC
CANADA, J7G2A7
TEL: (450)-430-7040

ALTERNATIVE:
W.J. WHITLEY
#ALLENTOWN SERIES 406
W/FIBERGLASS, FLUTED AND
TAPERED POLE ASSEMBLY,
DIRECT BURIAL
OR APPROVED EQUAL.

NOTE: LIGHT TO MATCH CITY OF ROCKVILLE
STANDARDS

1

Pole Light

Notes:
1. Or approved equal.

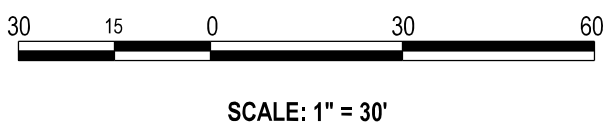


2

Bollard Light

Manufacturer: Sternberg Lighting
Model: 4501LED-LP Decatur Lighted Bollard
Finish: Black
Description: LED bollard light, 30" tall

Notes:
1. Or approved equal.



Note: Alley and front stoop lighting modeled based upon Lithonia Lighting Model: OFLR 6P LED floodlight with 2 adjustable heads & photocell. Actual light fixtures to be approved by town architect at time of building permit.



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WSSC 200' SHEET 221NW9, 220NW9		
SITE DATUM HORIZONTAL: NAD 83/91 VERTICAL: NGVD 29		

F5 LANDSCAPE & LIGHTING PLAN

SITE PLAN
KING FARM

FIVE IRVINGTON CENTRE, PARCEL BN, BLOCK R

4th ELECTION DISTRICT, CITY OF ROCKVILLE, MARYLAND



1" = 30'

SHEET L-8

PROJECT NO.
0801-00-TH